

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**MAY 20, 2019 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF MAY 6, 2019

II. NEW BUSINESS

- A. Applicant - **KIMLEY-HORN** for **Central Baptist Church** (#19-036418)
- Location - 420 Roy Street North
- Zoning - RM2
- Purpose: MAJOR VARIANCE - The applicant is proposing to demolish two existing single-family dwellings in order to construct a 32-stall parking lot for Central Baptist Church. The following variances are being requested: 1) Off-street parking spaces must not be located within a required front or side yard; the minimum required front setback for this property is 23.9' and the applicant is proposing a front setback of 4.7' for a variance request of 19.2'. 2) The minimum required side yard for this property is 9' and the applicant is proposing a setback of 4.7' for a variance request of 4.3'.
- B. Applicant - **Will R. Tansey** (#19-036463)
- Location - 1681 Pinehurst Avenue
- Zoning - R3
- Purpose: MINOR VARIANCE - The applicant is proposing to construct a two-story addition to an existing single-family dwelling. For properties zoned R3 located in Planning District 15, an articulation is required for sidewalls greater than 35' in length. The existing house has a nonconforming sidewall of 37.5' and the addition would extend an additional 5.5' for a sidewall of 43' in length. The applicant is requesting a variance of this condition.

- C. Applicant - **Eric Jacques** (#19-036592)  
Location - 175 Fairview Avenue North  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a 396-square foot detached, two-car garage in the rear yard of an existing single-family dwelling. When an accessory structure is within 6' of a principle structure, it is considered attached and must meet the lot coverage and setbacks required for the principal building. A minimum rear yard setback of 25' is required; a setback of 1' is proposed, for a variance request of 24'.
- D. Applicant - **Aaron Gjerde** (#19-036663)  
Location - 143 Virginia Street  
Zoning - RM2  
Purpose: MAJOR VARIANCE - The applicant is proposing to demolish an existing detached, one-car garage in order to construct a detached, two-car garage in the rear yard of an existing single-family dwelling. When an accessory structure is within 6' of the principal building, the accessory structure is subject to the same lot coverage and setback requirements as the principal building. The following variances are being requested. 1) The minimum rear yard setback required for this property is 25'; a setback of .5' is proposed for a variance request of 24.5'. 2) A side yard setback of 9' is required; a setback of .6' is proposed for a variance request of 8.4'. The maximum allowed lot coverage for this property is 35% (2,947 square feet). The proposed garage and porch additions along with the existing house footprint total 39% (3,333 square feet) of the lot, for a variance request of 4% (386 square feet).
- E. Applicant - **Gedaly Meerovich** (#19-038089)  
Location - 1219 Cleveland Avenue South  
Zoning - R2  
Purpose: MINOR VARIANCE - The applicant is proposing to construct a second-story addition to an existing single-family dwelling. The minimum required side yard setback is 8' for a property zoned R2, single family residential district. The proposed second floor would be built along the existing sidewall of the first floor which has a nonconforming side setback of 5.2' for a variance request of 2.8'.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**